

CHAFFEY PRELIMINARY SHORT PLAT

SE 1/4, SW 1/4, SECTION 30, TOWNSHIP 25 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON
DECEMBER 2020

LEGAL DESCRIPTION

LOTS 11, 12, 13 AND 14 AND THE WEST 81 FEET OF LOTS 27, 28, 29 AND 30, BLOCK 3, KENWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE PORTION OF VACATED HAWLEY AVENUE ADJOINING SAID LOTS 11, 12, 13 AND 14;

ALSO, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT PORTION OF VACATED HAWLEY STREET ADJOINING LOTS 15 TO 20, INCLUSIVE, OF SAID BLOCK 3;

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

SITE DATA

SITE LOCATION:	1026 89th AVE. NE
TAX PARCEL:	3835500460
TOTAL SITE AREA:	25,538 SQUARE FEET (0.60 ACRES)
NUMBER OF LOTS PROPOSED:	2
ZONING:	R-3.5
EXISTING USE:	SINGLE FAMILY HOMESITE
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
SEWER / WATER:	CITY OF BELLEVUE
POWER / GAS:	PUGET SOUND ENERGY
TELEPHONE:	COMCAST / FRONTIER
CABLE:	COMCAST / VERIZON
FIRE DISTRICT:	BELLEVUE
SCHOOL DISTRICT:	BELLEVUE
OWNER:	CHAFFEY CUSTOM CONSTRUCTION 915 118th AVE. SE, SUITE 325 BELLEVUE, WA 98005 TODD JACOB (425) 452-1800 TODD@CHAFFEYCONSTRUCTION.COM
SURVEYOR:	AXIS SURVEY & MAPPING 15241 NE 90th STREET REDMOND, WA 98052 (425) 823-5700
ENGINEER :	GOLDSMITH (LAND DEVELOPMENT SERVICES) MARK BARBER, P.E. 1215 114TH AVENUE SE BELLEVUE, WA 98004 (425) 462-1080 MBARBER@GOLDSMITHENGINEERING.COM



VICINITY MAP
N.T.S.

SHEET INDEX

- | | |
|-----|---|
| 1 | COVER |
| 2 | BOUNDARY & TOPOGRAPHIC SURVEY |
| 3 | SHORT PLAT LAYOUT & TREE RETENTION |
| C-1 | PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN |
| C-2 | DRIVEWAY PROFILE, SIGHT DISTANCE & MAILBOX PLAN |

BOUNDARY & TOPOGRAPHIC SURVEY

TPN: 3323500015

TBM 'B'
EL 133.42
CB 10100
RIM 132.39
12" PVC IE 127.06 N
12" PVC IE 126.55 S
[6] 15" SEWER ESMT.
REC. NO. 4476556

SSMH 10101
RIM 130.84
6" CONC IE 120.00 N
6" CONC IE 119.83 S

[7] 20" INGRESS & EGRESS
ESMT. REC. NO. 5083827

TPN: 2210500204

30' VACATED
RIGHT OF WAY
[8] 10" GAS PIPELINE ESMT.
REC. NO. 9203100361

[4] 30' PSE ESMT. REC.
NO. 3734499
30' INGRESS &
[5] EGRESS ESMT. REC.
NO. 3480634

[9] 30' PRIVATE STORM
DRAIN ESMT. REC.
NO. 20080320001110

LEGEND

HVAC
POWER METER
YARD LIGHT
GUY ANCHOR
UTILITY POLE W/ LIGHT, UNDERGROUND
CONDUIT & TRANSFORMER
UTILITY POLE
SANITARY SEWER MANHOLE
CATCH BASIN
STORM DRAIN MANHOLE
IRRIGATION CONTROL VALVE
WATER METER
WATER VALVE
GAS METER
SIGN
RETAINING WALL
ROCKERY
12"D DECIDUOUS
12"DW DOGWOOD
12"C CEDAR
12"F FIR
12"P PINE
12"SQ SEQUOIA
12"S SPRUCE

SS
SD
OT
P
OP-OT
G
W
+
CONCRETE PAVING
ASPHALT PAVING
BUILDINGS

SANITARY SEWER LINE
STORM DRAIN LINE
OVERHEAD TELECOMMUNICATIONS LINE
POWER LINE
OVERHEAD POWER AND
TELECOMMUNICATIONS
GAS (PER PSE AS-BUILT SHEET)
WOOD FENCE LINE (BFNC)
WIRE FENCE LINE (HWFNC)

EQUIPMENT NOTE

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA GS14 GPS/GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA TS-15 FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

REFERENCES

- KENWOOD PARK V.8 / PG.26
- HILLDALE ADDITION V.49 / PGS. 94-95
- HILLS ACRES V.91 / PGS.66-67
- VIEW HAVEN DIVISION D V.98 / PGS.76-77
- CITY OF BELLEVUE SHORT PLAT 81-33 REC. NO. 8203259002
- RECORD OF SURVEY REC. NO. 9704219007
- RECORD OF SURVEY REC. NO. 20061107900003
- RECORD OF SURVEY REC. NO. 20080619900008

BASIS OF BEARINGS

HELD A BEARING OF NORTH 83°24'28" WEST BETWEEN CITY OF BELLEVUE HORIZONTAL CONTROL STATIONS 0076 AND 2450.

HORIZONTAL DATUM

NAD 83(2011) WASHINGTON NORTH ZONE PER CITY OF BELLEVUE.

VERTICAL DATUM

NAVD '88 PER CITY OF BELLEVUE.

BENCHMARKS

ORIGINATING BENCHMARK: CITY OF BELLEVUE BENCHMARK 615.

ELEVATION: 101.98

TEMPORARY BENCHMARK:

TBM 'A'
SET R.R. SPIKE IN EAST FACE OF UTILITY POLE ±35'S. OF SOUTHWEST CORNER OF SITE.
ELEVATION: 118.93

TBM 'A'

SET R.R. SPIKE IN EAST FACE OF UTILITY POLE ±4'S. OF NORTHWEST CORNER OF SITE.
ELEVATION: 133.42

LEGAL DESCRIPTION

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SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

SCHEDULE B EASEMENTS

EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE TITLE REPORT BY TITLE RESOURCES GUARANTEE COMPANY, ORDER NO. CK 40245346, DATED JANUARY 24, 2020, AT8:00 A.M.

- NOT SURVEY RELATED
- SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING ELECTRIC TRANSMISSION DISTRIBUTION LINE PER RECORDING NUMBER 3734499. -SHOWN-
- SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING INGRESS AND EGRESS PER RECORDING NUMBER 3480634. -SHOWN-
- SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING SEWER PIPE LINE(S) PER RECORDING NUMBER 4476556. -SHOWN-
- SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING INGRESS AND EGRESS PER RECORDING NUMBER 5083827. -SHOWN-
- SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING GAS PIPELINE(S) PER RECORDING NUMBER 9203100361. -SHOWN-
- SUBJECT TO UTILITIES EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF PER RECORDING NUMBER 20080320001110.
- SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING WATER SYSTEM AND LINES PER RECORDING NUMBER 20080424001341. -SHOWN-
- SUBJECT TO PRIVATE EASEMENT RIGHTS, IF ANY, OF ADJACENT OWNERS OVER VACATED STREETS AND ALLEYS; UNRECORDED, COMMON LAW, PRIVATE EASEMENTS RIGHTS MAY PERSIST DESPITE CESSATION OF PUBLIC EASEMENT BY: 1) NON-USER STATUTE, RCW 36.87.090; OR 2) BY VACATION OR RELEASE OF PUBLIC INTEREST.

NOTES

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONCLUDED ON FEBRUARY 4, 2020 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

EVIDENCE OF OCCUPATION OF LAND (FOR EXAMPLE: FENCES, STRUCTURES, PAVING, GRAVELED SURFACES, ETC.) MAY NOT COINCIDE WITH THE DEEDED BOUNDARY LINES AS SHOWN ON THIS DRAWING. THERE ARE AREAS ON THIS SURVEY APPEARING TO HAVE DISCREPANCIES BETWEEN THE DEEDED BOUNDARY LINES AND CERTAIN EVIDENCE OF OCCUPATION. WHERE DISCREPANCIES EXIST AXIS RECOMMENDS THAT THE OWNER OR POTENTIAL PURCHASER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL BOUNDARY DISPUTES.

2' CONTOUR INTERVAL DERIVED FROM DIRECT FIELD OBSERVATION.

THIS SURVEY MEETS UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR VERTICAL ACCURACY OF ONE HALF THE CONTOUR INTERVAL.

SE 1/4, SW 1/4, SEC. 30, TWP. 25N., RGE. 5E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

www.axismap.com

JOB NO.
20-029

DATE
02/06/2020

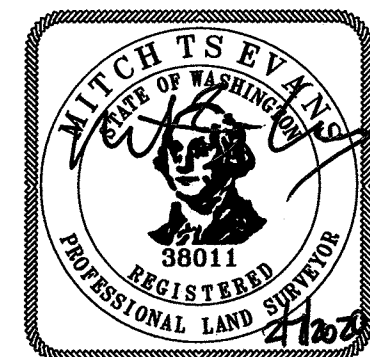
DRAWN BY
JM

CHECKED BY
MTSE

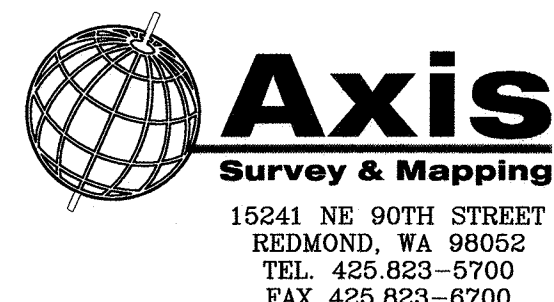
SCALE
1"=20'

SHEET
1 OF 1

SURVEY
OF
1026 89TH AVE NE

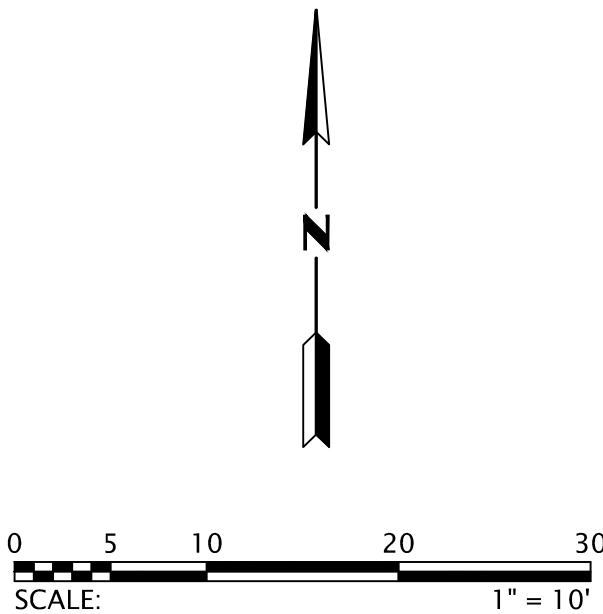


CHAFFEY CUSTOM
CONSTRUCTION
915 118TH AVE SE
SUITE 325
BELLEVUE, WA 98005



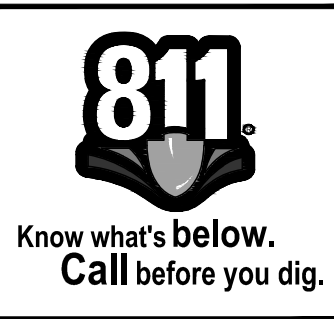
TREE LEGEND

- TREE TO BE RETAINED
- POTENTIALLY IMPACTED RETAINED TREE
- TREE TO BE REMOVED
- RETAINED TREE DRIPLINE
- TREE PROTECTION ZONE (TPZ)



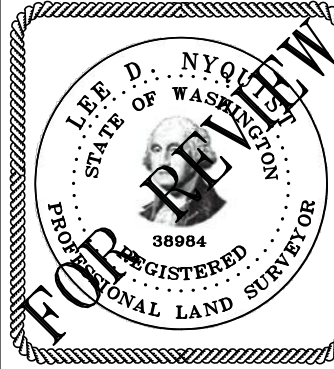
Tree Retention Summary

Tree Number	Tree Type	Retained Diam. Inches	Removed Diam. Inches	Total Tree Inches	Notes
1	Sequoia	24		24	
2	Pine		10	10	
3	Spruce		12	12	
4	Deciduous		8	8	
5	Deciduous		50	50	Two trunks
6	Deciduous		20	20	Multi Leader 6",10",10"
7	Deciduous			0	Multi Leader - Not Significant
8	Pine		20	20	
9	Fir	38		38	
10	Cedar	22		22	
11	Cedar	18		18	
12	Cedar	24		24	
13	Cedar	22		22	
14	Cedar	20		20	
15	Fir		16	16	
16	Fir		34	34	
17	Fir		12	12	
18	Fir		18	18	
19	Fir		20	20	
20	Fir		28	28	Hazardous 28" Fir
21	Fir		20	20	
22	Deciduous		16	16	Multi Leader 4",6",6",8",8"
23	Spruce		20	20	
24	Spruce		12	12	
25	Cyprus			0	Multi Leader - Not Significant
Total		144	340	484	
Total Tree Inches			484		
Total Hazardous Trees			28		
Total Viable Tree Inches			456		
Required Tree Retention		137	30%		
Total Retained Trees		144	32%		



City of
Bellevue

PERMIT NO. ?



Proposed Hardscape / Impervious Areas			
	Hardscape (SF)	Effective Imp (sf)	ac.
Lot 1 Area	14,789	14,789	0.340
Max. Effective Imp. Area Allowed (45%)	6,655	6,655	0.153
Existing Asphalt	1,964	1,964	0.045
Existing Concrete	139	139	0.003
Proposed Driveway	1,544	1,544	0.035
Proposed Driveway Dispersed (50% EIA)	961	481	0.011
Proposed Roof	3,753	3,753	0.086
Proposed Roof Dispersed (50%)	-	-	0.000
Total Lot 1 Proposed Impervious	8,361	7,881	0.181
Pervious Area	6,428	6,909	0.159
Lot 2	11,749	11,749	0.270
Max. Effective Imp. Area Allowed (45%)	5,287	5,287	0.121
Proposed Driveway	726	726	0.017
Proposed Roof	2,300	2,300	0.053
Proposed Roof Dispersed (50% EIA)	1,400	700	0.016
Total Lot 2 Proposed Impervious	4,426	3,726	0.086
Pervious Area	7,323	8,023	0.184
TOTAL SITE IMPERVIOUS	12,787	11,607	0.266
TOTAL EX. IMP. TO REMAIN	2,103	2,103	0.048
TOTAL NEW AND REPLACED	10,684	9,504	0.218
TOTAL SITE PERVIOUS	13,751	14,932	0.343

Show all storm connections including pipe size, length, type and slope for the entire drainage system(including roof drains). The minimum roof drain pipe slope on 4-inch and 6-inch diameter pipes must be 2%. Refer to ☐ Minimum diameter slope and velocity ☐ section on D4-67 in the SWES. Callout cleanouts per standards D-52.

CONNECT TO EXISTING 8" SANITARY SEWER I.E. = ±121.5

SAVE AND PROTECT EXISTING CONCRETE DRIVEWAY

SAWCUT EXISTING PAVEMENT TYP.

INSTALL DRIVEWAY APPROACH PER COB STANDARD DETAIL No. SW-190-1

PROPOSED 2.5" MAX. RETAINING WALL, TYP.

ASPHALT GRIND AND OVERLAY

EX. EDGE OF PAVEMENT

EXISTING ASPHALT TO REMAIN

ASSUMED LOCATION OF EXISTING WATER LINE PER GIS LOCATION TO TO BE FIELD VERIFIED

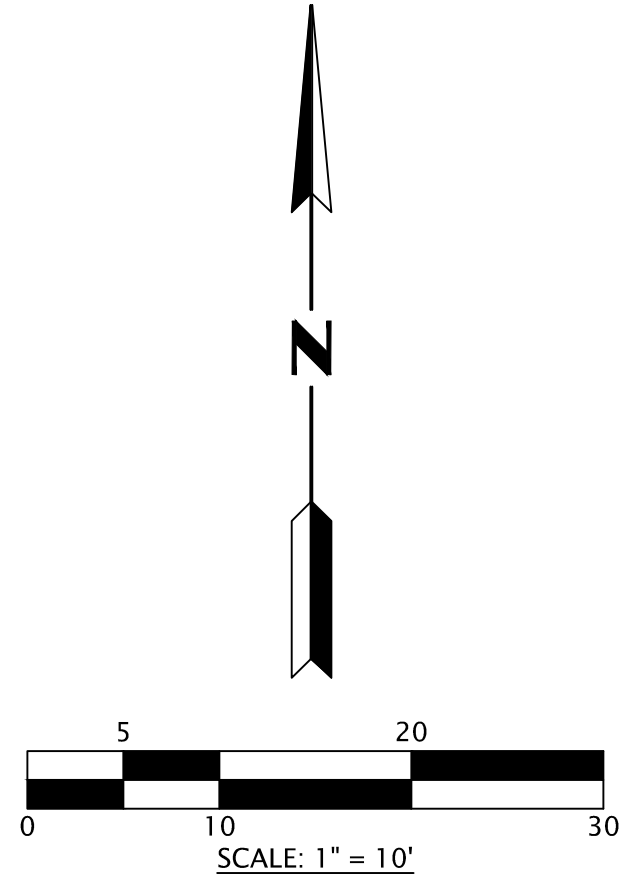
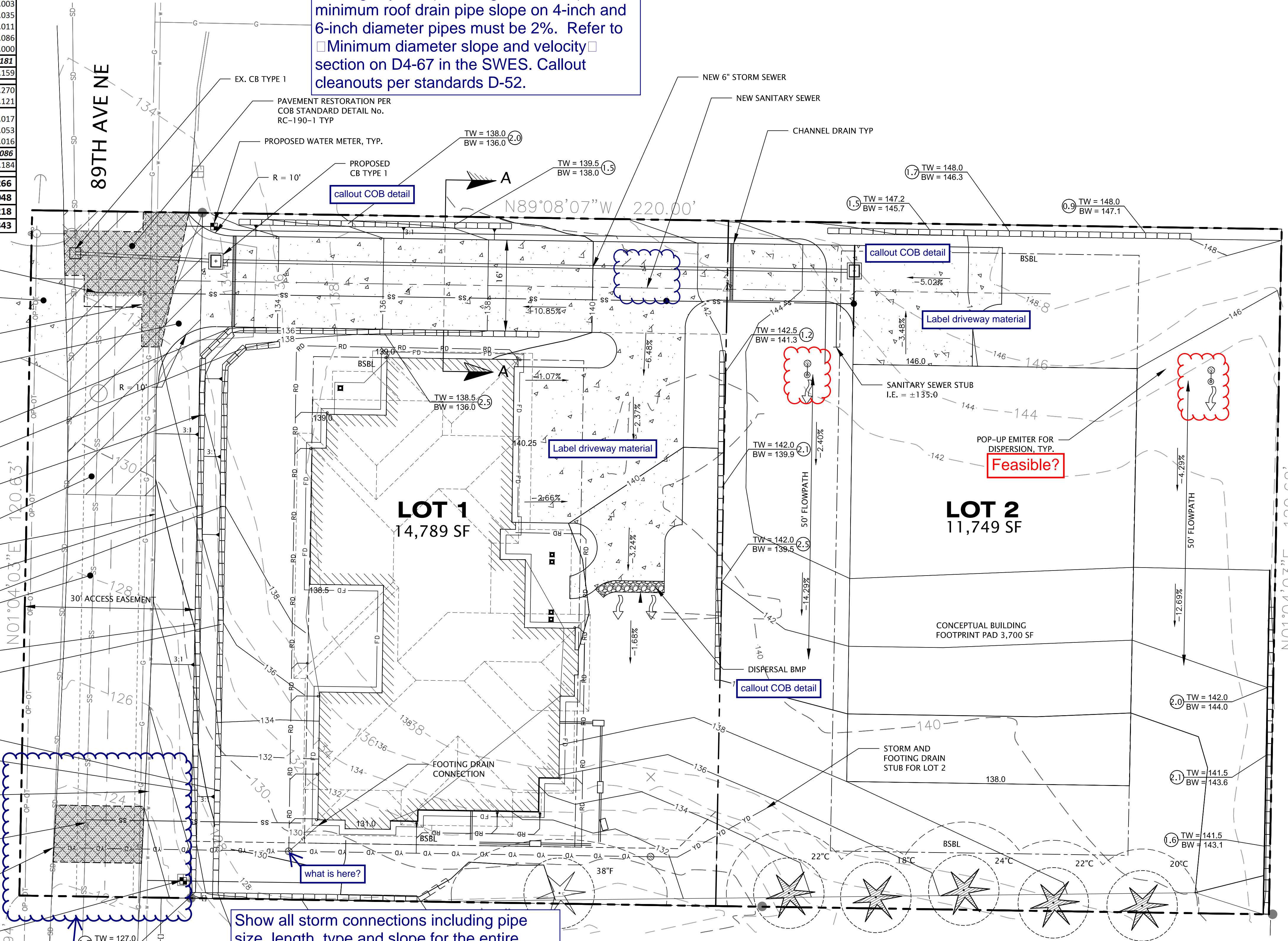
CONNECT TO EXISTING 8" SANITARY SEWER I.E. TO BE VERIFIED BY SURVEYOR I.E. = ±107.0

STORM DRAIN TAPPING TEE PER COB STANDARD DETAIL D-33

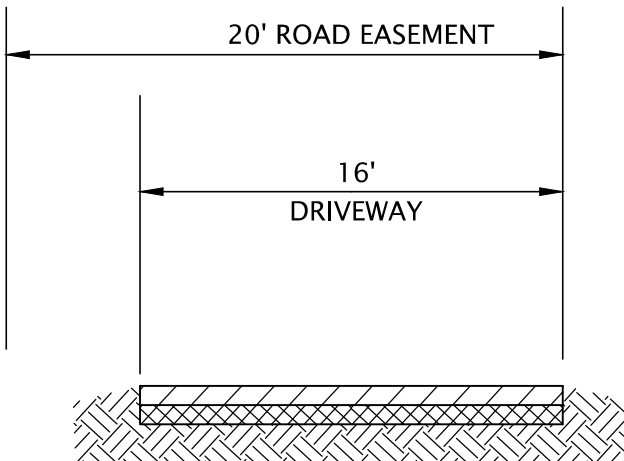
REPLACE EXISTING WATER METER AND SERVICE SIZE TO BE DETERMINED

Callout ALL utility crossings

Show all storm connections including pipe size, length, type and slope for the entire drainage system(including roof drains). The minimum roof drain pipe slope on 4-inch and 6-inch diameter pipes must be 2%. Refer to ☐ Minimum diameter slope and velocity ☐ section on D4-67 in the SWES. Callout cleanouts per standards D-52.



- LEGEND
- PROPOSED SANITARY SEWER PIPE
 - PROPOSED SANITARY SEWER MH
 - PROPOSED STORM PIPE
 - PROPOSED SANITARY SEWER SERVICE
 - PROPOSED YARD DRAIN
 - PROPOSED ROOF DRAIN
 - PROPOSED ROOF DRAIN
 - PROPOSED CB TYPE I
 - PROPOSED CB TYPE II
 - CHANNEL DRAIN
 - PROPOSED PERMEABLE PAVEMENT
 - ASPHALT REMOVAL
 - ASPHALT GRIND AND OVERLAY
 - PROPOSED BSBL
 - PROPOSED MAJOR 10' CONTOUR
 - PROPOSED MINOR 2' CONTOUR
 - EXIST. MAJOR 10' CONTOUR
 - EXIST. MINOR 2' CONTOUR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. WATER MAIN
 - EXIST. CB TYPE II
 - EXIST. CB TYPE I
 - EXIST. SANITARY SEWER MH



SECTION A-A
PRIVATE ACCESS ROAD
N.T.S.

SURVEY NOTE

EXISTING SURVEY INFORMATION SHOWN HEREON IS BASED ON SURVEY BY AXIS SURVEYING & MAPPING DATED 2/7/2020 AND ELECTRONIC DRAWING FILES AS PROVIDED ON 05/28/2020. SURVEY INFORMATION HAS NOT BEEN FIELD VERIFIED BY GOLDSMITH.

DRY UTILITIES NOTE:
ALL OVERHEAD UTILITIES TO BE RELOCATED UNDERGROUND. OWNER/CONTRACTOR SHALL CONTACT INDIVIDUAL UTILITIES (LISTED BELOW). RELOCATION TO BE COMPLETED UNDER SEPARATE PERMITS.

UTILITY CONTACT INFO:
PSE: (888)321-7779
COMCAST: JEFF BURRIS (425)263-5353
CENTURY LINK: IVAN ESMERAL (206)733-5250



City of Bellevue

PERMIT NO. ?



88th Ave NE

Lake Washington Blvd NE

89th Ave NE

NE 10th St

APPROXIMATE LOCATION OF EXISTING AND PROPOSED MAILBOX FOR LOT 2

EXISTING HOUSE

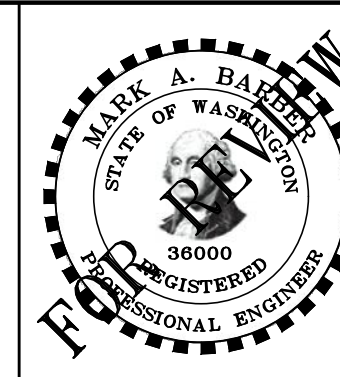

The diagram illustrates a vertical curve design. The horizontal axis represents stationing from -0+10 to 1+80, and the vertical axis represents elevation from 125 to 155. The curve starts at a grade of -2.45% and ends at a grade of 3.31%. Key points include the PVI at STA 0+35.00 (Elev 133.07), the PVC at STA 0+25.00 (Elev 132.74), and the PVT at STA 0+45.00 (Elev 134.15). A parabolic curve is shown with a 20' vertical curve length. The high point of the curve is at STA 1+55.00 with an elevation of 145.50. The curve is defined by a K value of 3.42. The diagram also shows a dashed line representing the curve's profile and a solid line representing the grade. The curve is labeled with '20' VC' and 'K=3.42'.

[illegible]

0.1 S.XU.1 W.
(02/2020)




GOLDSMITH
LAND DEVELOPMENT SERVICES
11400 SE 8th St., Suite 450, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 www.goldsmithengineering.com



DRIVEWAY PROFILE, SIGHT DISTANCE & MAILBOX PLAN
FOR
CHAFFEY PRELIMINARY SHORT PLAT
1026 89th AVE. NE, CITY OF BELLEVUE KING COUNTY, WASHINGTON

C-2

L:\2020\2003613 DEVELOPMENT\CAD\HOST DRAWINGS\SHORT PLAT\20036P02.DWG